

**CITY OF SAN ANTONIO  
Zoning Commission Agenda**

**FINAL**

City Council Chambers  
First Floor, Municipal Plaza Building  
103 Main Plaza

**November 5, 2002  
Tuesday, 11:30 A.M.**

**ZONING COMMISSIONERS**

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Ralph Mehringer – District Mayor Chairman	

- 1. Work Session presentation by staff to discuss presentation by Historic Staff on Economics of Historic Preservation and how historic designation in San Antonio revitalizes neighborhoods, has historically increased City tax revenue, and provides opportunities for tax incentives and comparison between the value of the preservation of vacant buildings in our city's older neighborhoods versus the demolition of them and zoning case recommendations for November 5, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM
3. Roll Call
4. Pledge of Allegiance
5. Director’s Report.
6. Approval of October 15, 2002 Minutes.
7. Z2002214 City of San Antonio, Brazos, Poplar, N. San Marcos and Durango Area. *(City Council 5)*
8. Z2002143 Andres Rosas, 7280 UTSA Blvd. @ Babcock Road. *(City Council 8)*
9. Z2002189 C The Watermill Express, 807 and 811 Lovera Boulevard. *(City Council 1)*
10. Z2002190 C David Baller, 5030 La Posita Drive. *(City Council 10)*
11. Z2002191 Herman Ford, 1909 Southeast Military Drive. *(City Council 3)*
12. Z2002200 KB Home, 1100 Block of Foster Road. *(City Council 2)*

13. Z2002203 City of San Antonio, 1519 Nogalitos Street. *(City Council 5)*
14. Z2002204 Judson – Lookout Ltd., 14040 Judson Road. *(City Council 10)*
15. Z2002205 David Ruiz, 5411 Sherry Drive. *(City Council 4)*
16. Z2002206 Andrew Guerrero, 3550 Roosevelt Avenue and 300 Block of E. Harding Boulevard. *(City Council 3)*
17. Z2002207 Arturo Martinez, 1302 Quintana Road. *(City Council 5)*
18. Z2002208 Chesley Swann, 8400 Block of Braun Path. *(City Council 8)*
19. Z2002210 Robert Marotta, 2106 N. St. Mary’s Street. *(City Council 1)*
20. Z2002211 Xenia Aguilar, 3454 West Avenue. *(City Council 1)*
21. Z2002212 Alfred Castellano, 1542 W. Harlan Avenue. *(City Council 5)*
22. Z2002213 Mike Hashim, 946 and 950 S. San Augustin. *(City Council 6)*
23. Z2002215 Ethel Duncan, 212 Idaho Street. *(City Council 2)*
24. Z2002217 Kaufman & Associates, Inc., 570 North W. W. White Road. *(City Council 2)*
25. Z2002218 Kaufman & Associates, Inc., 1907 Goliad Road. *(City Council 3)*
26. Z2002219 Tomas Guerrero, 12132 Highway 281 South. *(City Council 3)*
27. Z2002220 Lienchau Tran, 14315 Viewcrest Road. *(City Council 10)*
28. Z2002221 David Odom, 375 and 379 Morningview Drive. *(City Council 2)*
29. Z2002222 Earl & Brown, P. C., 1300 Block of Horal Drive. *(City Council 6)*
30. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
31. **ADJOURNMENT.**

#### **Accessibility Statement**

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

# CASE NO Z2002143

**Date:** November 05, 2002

Continued from August 6, August 20, September 17 and  
October 15, 2002

**Council:** 8

**FINAL**

**Ferguson:** 513 E7

**Case Manager:** David Arciniega 207-5876

**Applicant:**

Andres Rosas

**Owner:**

Andres Rosas

**Zoning Request:** "R-6 ERZD PUD" Residential Single Family Edwards Recharge Zone Planned Unit Development District to "MF-25 ERZD" Multi Family Edwards Recharge Zone District.

**Property:** Parcel 127 T, NCB 14865  
7280 UTSA Blvd. @ Babcock Road

**Proposal:** Develop property as a condominium complex

**Neighborhood:** College Park NA

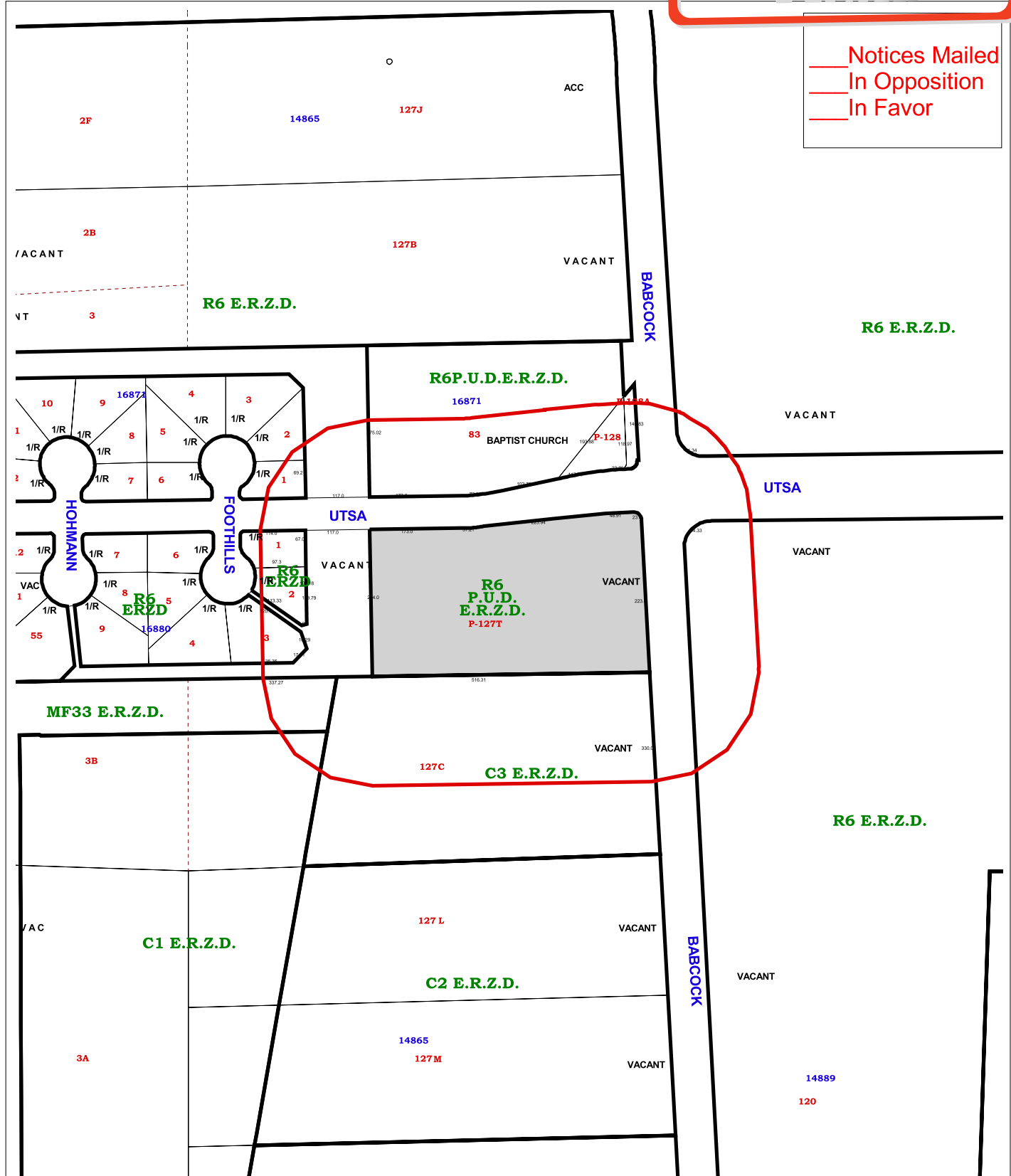
**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The subject property is a large vacant tract of land located on the southwest corner of UTSA Blvd and Babcock Road. The subject property has existing "R-6 ERZD" zoning to the north, east and west and "C-3 ERZD" zoning to the south. The requested zoning is compatible with the surrounding area.

**FINAL**

\_\_\_ Notices Mailed  
\_\_\_ In Opposition  
\_\_\_ In Favor



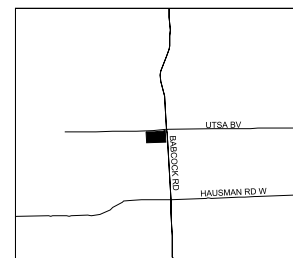
## ZONING CASE: **Z2002-143**

City Council District NO. 8  
Requested Zoning Change  
From: "R-6" To: "MF-25"  
Date: OCT. 15, 2002  
Scale: 1" = 250"

 Subject Property

 200' Notification

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T- 16  
D-7  
p.514



# CASE NO Z2002189 C

**Date:** November 05, 2002

Continuance from October 15, 2002

**Council:** 1

**Ferguson:** 582 C4

**FINAL**

**Case Manager:** Richard Ramirez 207-5018

**Applicant:**

The Watermill Express

**Owner:**

The Watermill Express

**Zoning Request:** "O-2" Office District to "O-2 C" Office District with a conditional use for a self-service water dispensing machine on the existing parking lot.

**Property:** Lot 14, 15, 16, Block 10, NCB 10210

807 and 811 Lovera Blvd.

Northwest corner of Blanco Road and Lovera Blvd.

**Proposal:** To permit a self-service water dispensing machine on the existing parking lot.

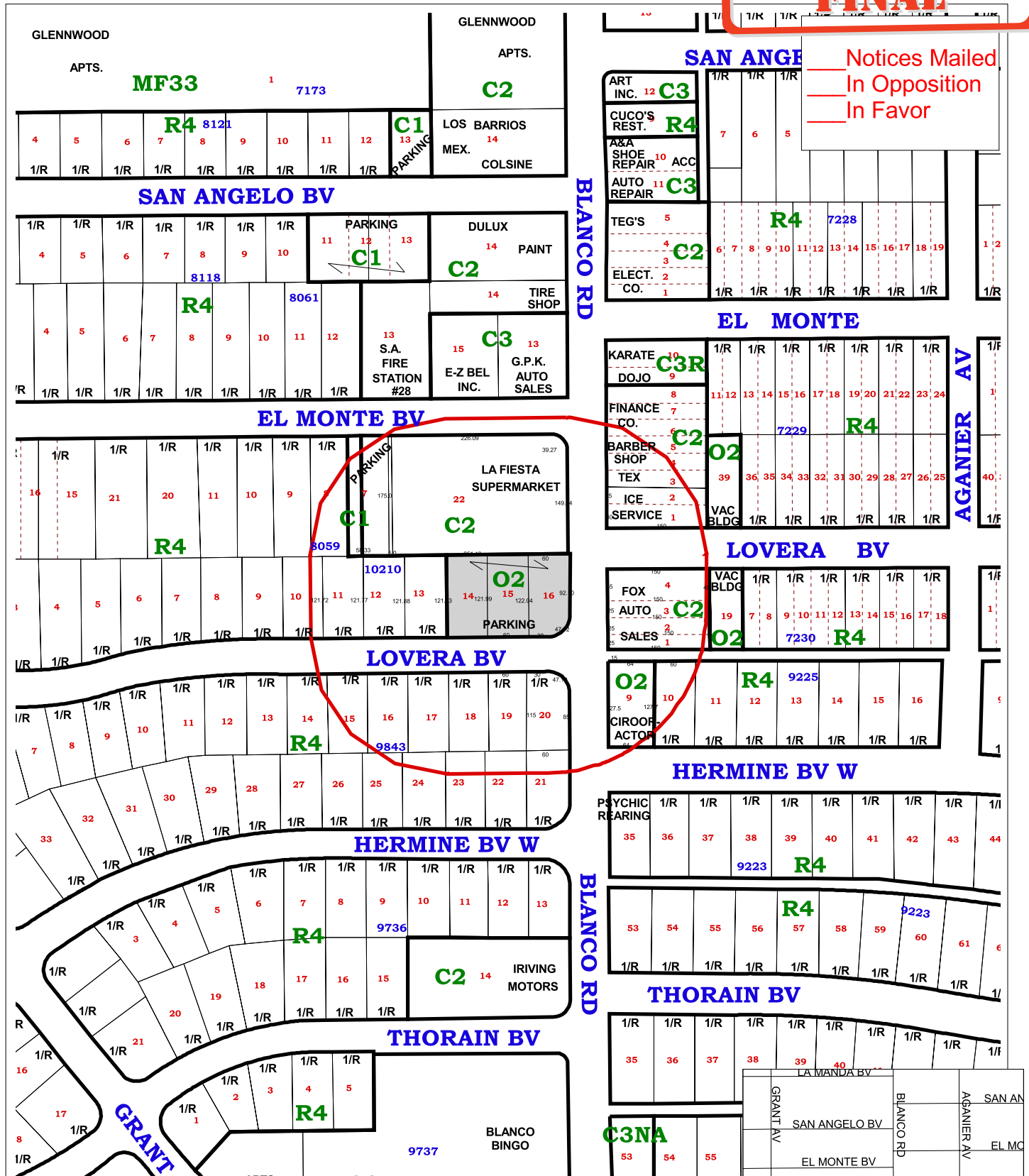
**Neighborhood:** None

**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval of "O-2 C" Office District with a conditional use for a self-service water dispensing machine on the existing parking lot. Property is currently a portion of the La Fiesta Grocery parking lot. The proposed "O-2 C" request is compatible and appropriate at this location and will not adversely affect the area.

**FINAL**



☐ Notices Mailed  
☐ In Opposition  
☐ In Favor

## ZONING CASE: Z2002-189

City Council District NO. 1  
 Requested Zoning Change  
 From: "O-2" To: "C-2"  
 Date: OCT. 15, 2002  
 Scale: 1" = 200'

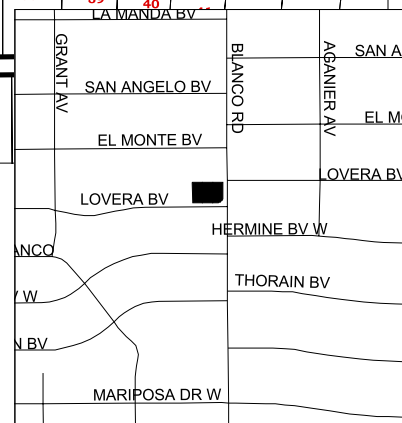
Subject Property

200' Notification

T- 20  
 C-4  
 p. 582



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# CASE NO Z2002190 C

**Date:** November 05, 2002

Continued from October 15, 2002

**Council:** 10

**Ferguson:** 552 F1

**FINAL**

**Case Manager:** David Arciniega 207-5876

**Applicant:**

David & Stefanie Baller

**Owner:**

Dos Amigos

**Zoning Request:** "C-2" Commercial District to "C-2 C" Commercial District with a Conditional Use for an Office Warehouse.

**Property:** Lot 18 and P-100, Block 1, NCB 15864

5030 La Posita Drive

**Proposal:** To permit for an office warehouse

**Neighborhood:** Valencia NA

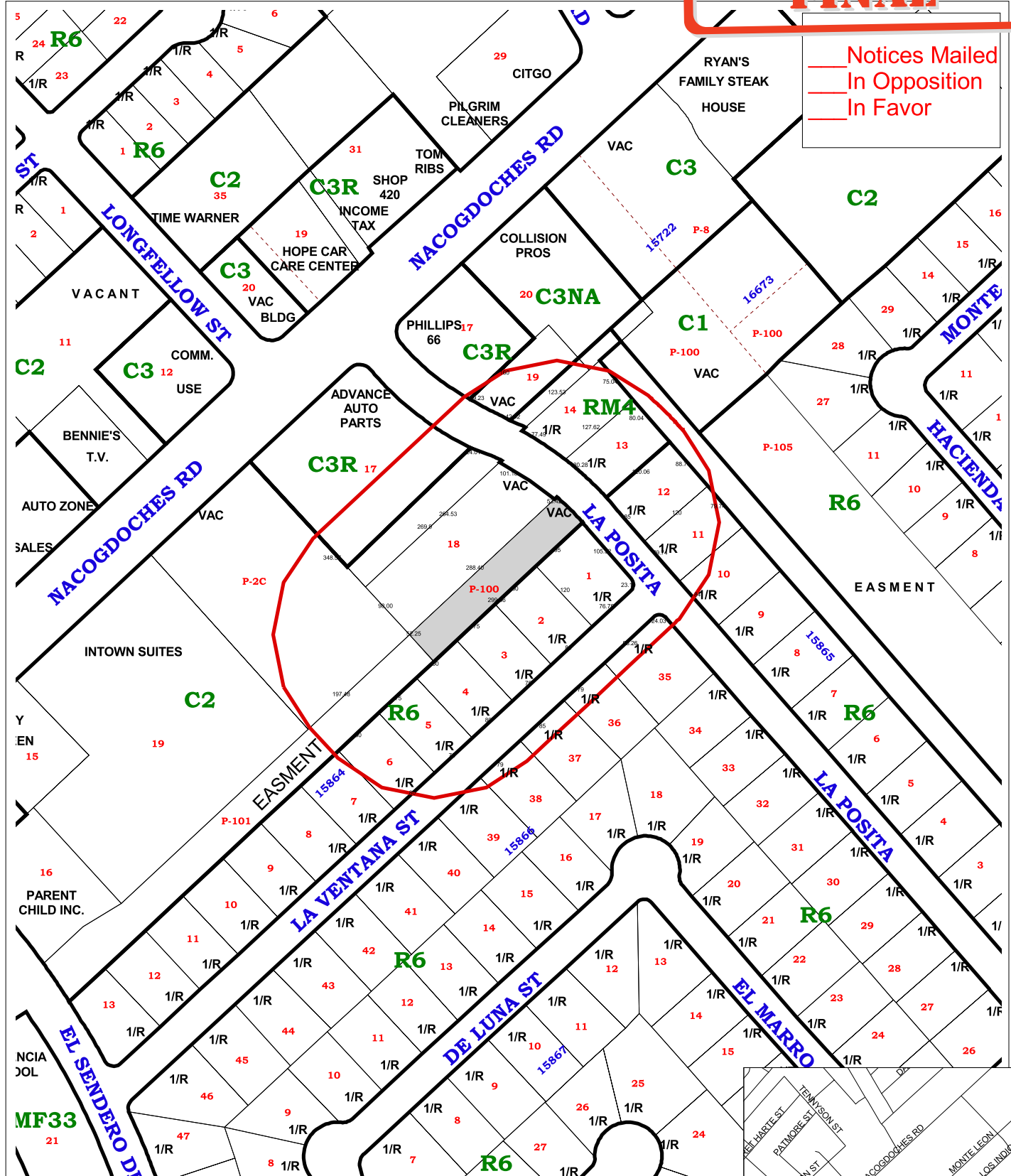
**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval The subject property is vacant and is currently zoned "C-2" Commercial District, south of Nacogdoches Road. The subject property abuts an existing single family development to the south and commercial zoning to the west and north. Staff recommends the following condition: 1. Lighting shall be directional so as not to offend the nearby single-family subdivision. 2. A solid screen fence shall be built between the subject property and the single family subdivision.

**FINAL**

Notices Mailed  
In Opposition  
In Favor



## ZONING CASE: Z2002-190

City Council District NO. 10  
Requested Zoning Change  
From: "C-2" To: "C-3 SUP"  
Date: OCT. 15, 2002  
Scale: 1" = 200'

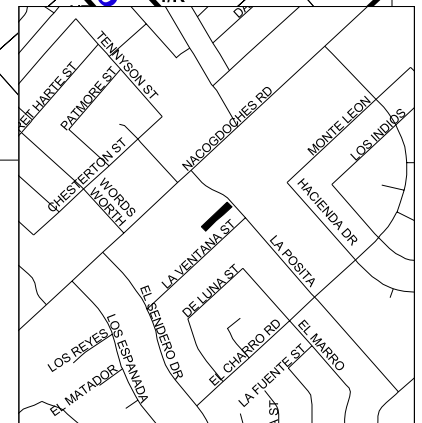
Subject Property

200' Notification

T- 10  
F-1  
p. 552



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# CASE NO Z2002191

**Date:** November 05, 2002

Continuance from October 15, 2002

**Council:** 3

**Ferguson:** 651 C8

**FINAL**

**Case Manager:** Richard Ramirez 207-5018

**Applicant:**

Herman B. Ford

**Owner:**

Herman B. Ford

**Zoning Request:** Historic "(H) C-3 (RIO-5)" Commercial, River Improvement Overlay 5 District to Historic "(H) I-1" General Industrial District.

**Property:** Lot 31, NCB 7650  
1909 SE Military Drive

**Proposal:** To permit an auto auction facility and be removed from the River Improvement Overlay 5 District.

**Neighborhood:** East Pyron/Symphony Lane NA, Mission San Jose Neighborhood

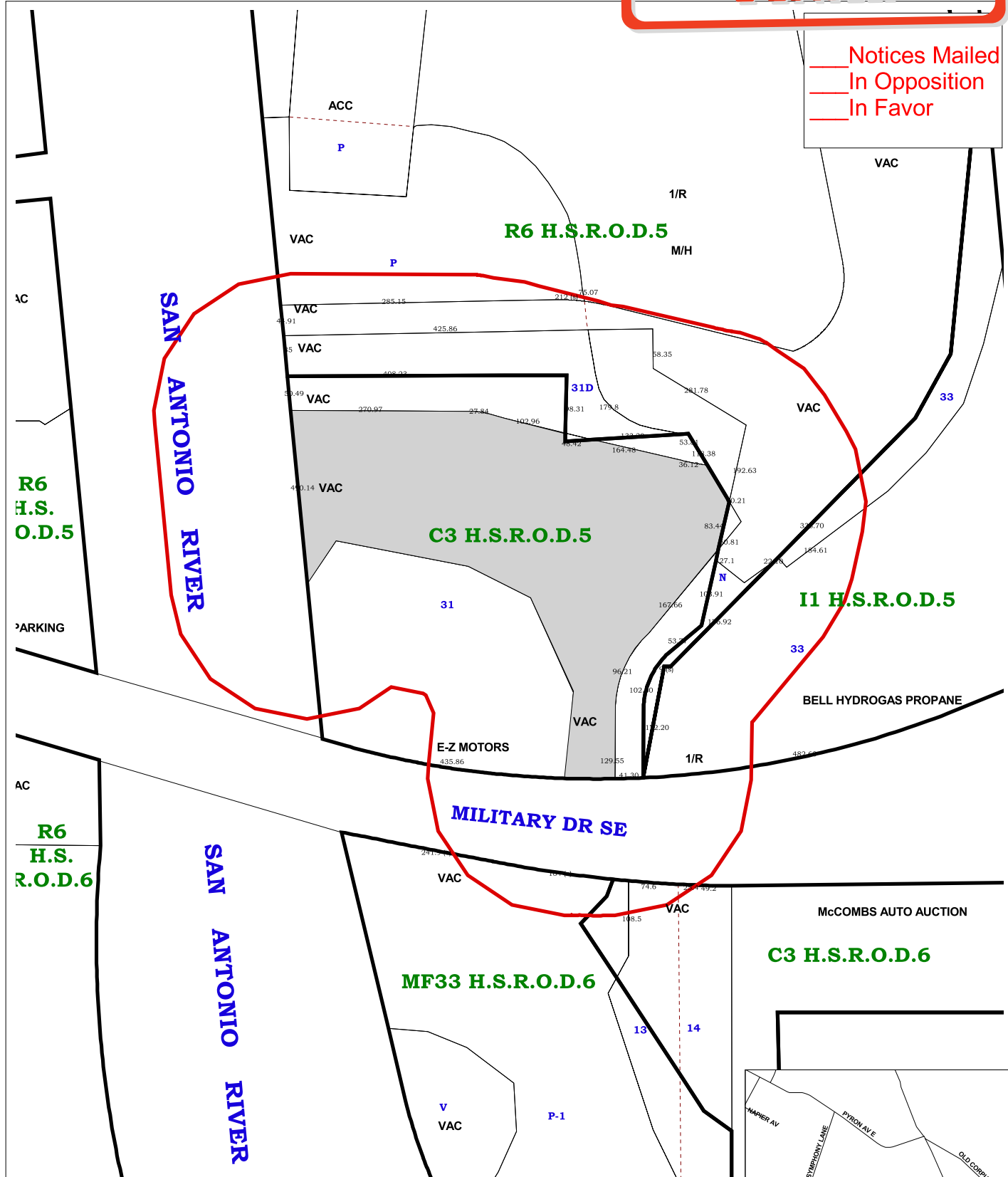
**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The South Central San Antonio Community Plan recommends open space at this location. The RIO 5 overlay district prohibits Auto and light truck auctions as pursuant to Chapter 35-338, section C, number 3, of Prohibited Uses on page 2 of the 2001 Unified Development Code Book. The subject property was included in the River Improvement Overlay 5 District large area rezoning case (Z96044) in June 2002. Due to the close proximity to the San Antonio River this is not an appropriate or compatible location for an "I-1" use. Staff does not recommend removal from the RIO 5 Overlay District.

**FINAL**

\_\_\_ Notices Mailed  
\_\_\_ In Opposition  
\_\_\_ In Favor



**ZONING CASE: Z2002-191**

City Council District NO. 3  
Requested Zoning Change  
From: "C-3" To: "I-1"  
Date: OCT. 15, 2002  
Scale: 1" = 200"

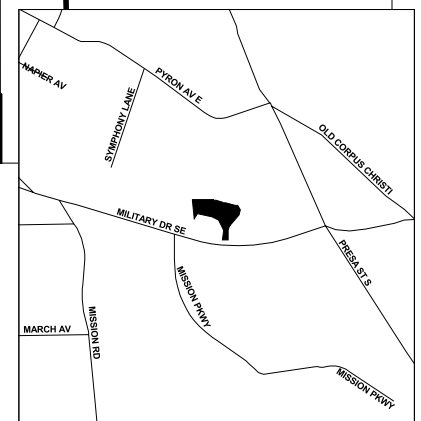
 Subject Property

 200' Notification

T- 18  
A-8  
p. 551



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# CASE NO Z2002200

**Date:** November 05, 2002

Continued from October 15, 2002

**Council:** 2

**Ferguson:** 619 C 5

**FINAL**

**Case Manager:** David Arciniega 207-5876

**Applicant:**

KB Home

**Owner:**

Rosillo Creek, Inc., James W. Woodward III

**Zoning Request:** "R-6" Residential Single Family District to "R-4" Residential Single Family District.

**Property:** 58.363 acres out of NCB 35098

1100 block of Foster Road

Foster Road, south of IH 10 East Expressway

**Proposal:** To permit residential single family development.

**Neighborhood:** None

**Traffic Impact:** A Level One Traffic Impact Analysis was prepared for the site. The report recommends that the proposed site be approved.

**Staff Recommendation:**

Approval The IH 10 East Corridor Perimeter Plan recommends this area for Mixed Use, which includes single-family development. The subject property is currently vacant and is adjacent to existing "R-6" zoning to the north, south and west. The proposal is compatible and appropriate for the surrounding area.

**FINAL**

☐ Notices Mailed  
☐ In Opposition  
☐ In Favor

# I1

**P-38B**

**P-36B**

**P-37C**

**VAC/**

**P-37**

## R6

**VAC**

**VAC**

SAN ANTONIO CITY LIMITS  
BEXAR COUNTY LINE

FOSTER RD N

**VAC**

**P-23**

**12867**

**P-57**

P-57

**VAC**

**P-58**

## R6

**VAC**

**P-58**

**SAN ANTONIO CITY LIMITS**

**BEXAR COUNTY LINE**

FM 1346/ ST. HEDWIG RD

OF  
-62

**ZONING CASE: Z2002-200**

City Council District No. 2  
Requested Zoning Change  
From: "R-6" To: "R-4"  
Date: OCT 15, 2002  
SCALE: 1" = 600"

 **Subject Property**

 **200' Notification**

T-12  
D-5  
p. 619



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# CASE NO Z2002203

**Date:** November 05, 2002

**Council:** 5

**Ferguson:** 650 C1

**Case Manager:** Christie Chapman 207-8389

**FINAL**

**Applicant:**

City of San Antonio

**Owner:**

City of San Antonio

**Zoning Request:** "C-3 R" Commercial District, Restrictive Alcohol Sales to "H" Historic District and an "IDZ" Infill Development Zone with uses permitted in a "C-1" Commercial and "MF-25" Multi-Family District.

**Property:** Lot 14, Block 32, NCB 6275

1519 Nogalitos Street

On the north corner of Park Boulevard and Nogalitos Street.

**Proposal:** To allow for mixed residential and commercial use.

**Neighborhood:** Collins Gardens Neighborhood Association

**Traffic Impact:** A traffic impact analysis is not required.

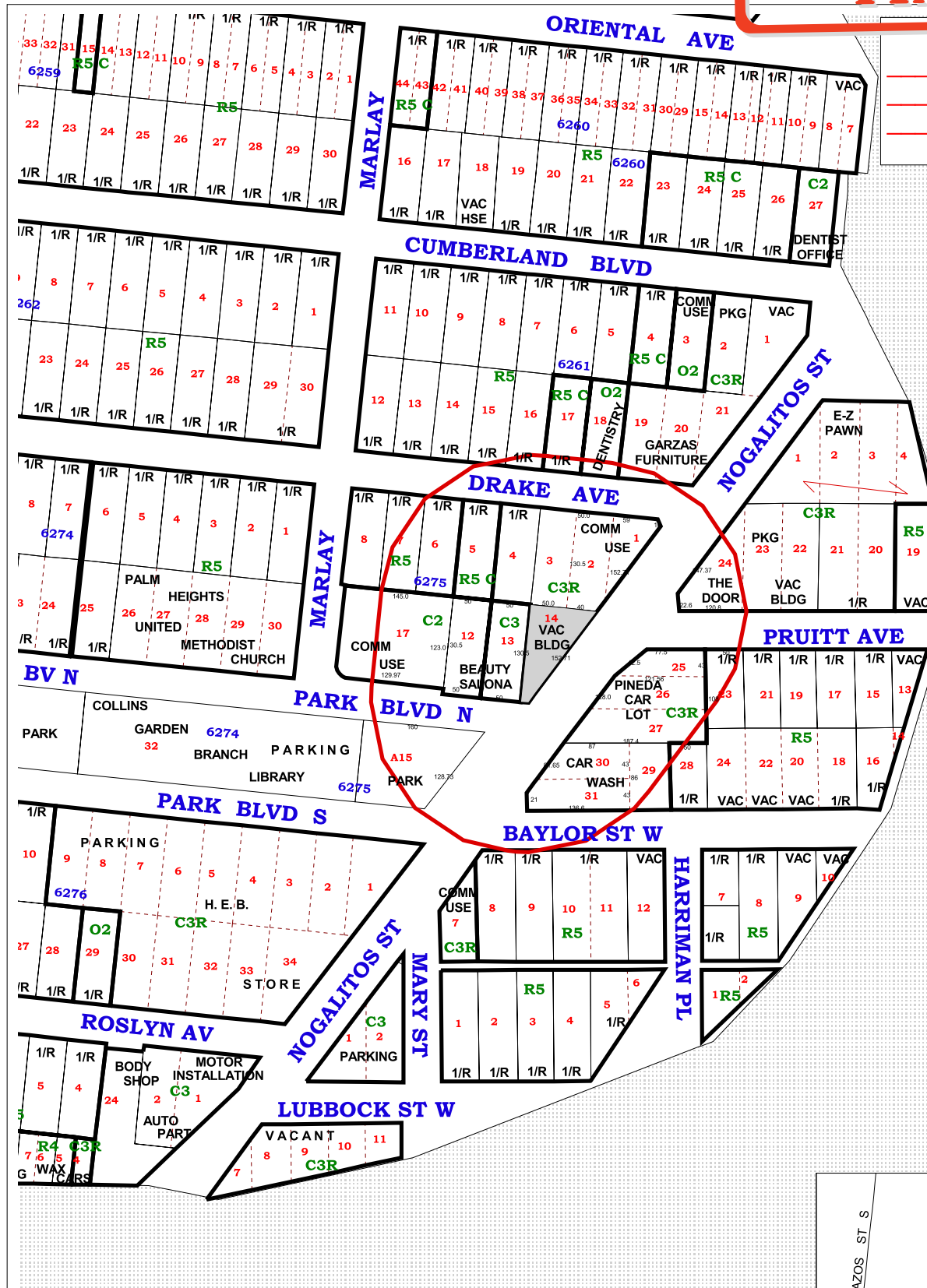
## **Staff Recommendation:**

Approval. This subject property was previously Fire Station #16 and was vacated by the Fire Department in the fall of 2001. On October 2, 2002 the Historic Design Review Committee (HDRC) recommended the building receive historical significance.

The proposed zoning would allow a mixed used with "C-1" commercial uses and/or residential not to exceed three dwelling units. The subject property is surrounded by commercial zoning. "C-3" Commercial zoning is directly adjacent to the west of the subject property and "C-3 R" Commercial, Restrictive Alcoholic Sales zoning is adjacent to the north and located across Nogalitos Street. The subject property is located on the corner of a local street (North Park Boulevard) and an arterial street (Nogalitos Street) not to mention a commercial corridor. An "IDZ" base zoning with uses permitted uses in a "C-1" and "MF-25" District is appropriate at this location.

# FINAL

☐ Notices Mailed  
☐ In Opposition  
☐ In Favor



## ZONING CASE: Z2002-203

City Council District NO. 5  
Requested Zoning Change

**From: "C-3 R" To: "H and IDZ"**

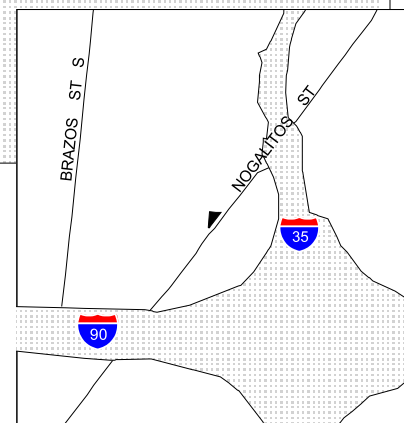
Date: NOV. 5, 2002

Scale: 1" = 200"

Subject Property

200' Notification

T-20  
B-1  
p.650



# CASE NO Z2002204

**FINAL**

**Date:** November 05, 2002

**Council:** 10

**Ferguson:** 519 C8

**Case Manager:** David Arciniega 207-5876

**Applicant:**

Judson - Lookout LTD

**Owner:**

Benny Steinhauser and Hartman Associates, Inc.

**Zoning Request:** "R-6" Residential Single Family District to "R-5" Residential Single Family District.

**Property:** 29.97 acres tract of land out of NCB 17810

14040 Judson Road.

**Proposal:** To permit a single family residential development

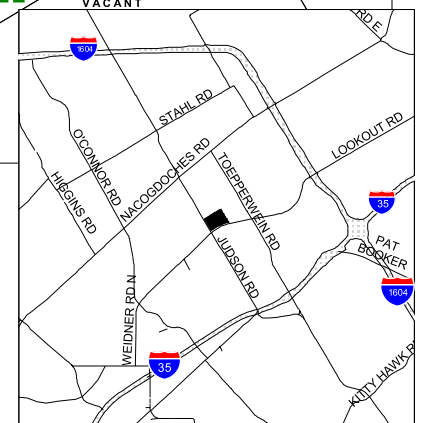
**Neighborhood:** Stonewood HOA - Valley Forge NA

**Traffic Impact:** A Level One Traffic Impact Analysis was prepared for the site. The report recommends that the proposed site be approved.

**Staff Recommendation:**

Approval. The subject property is vacant and currently zoned 'R-6' Residential Single Family District. The subject property abutts an existing single family development to the north and east. The proposal is appropriate and compatible with the surrounding area.

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor





# CASE NO Z2002205

**Date:** November 05, 2002

**Council:** 4

**Ferguson:** 648 C8

**Case Manager:** Richard Ramirez 207-5018

**Applicant:**

David & Donna Ann Ruiz

**Owner:**

David & Donna Ann Ruiz

**Zoning Request:** "R-6" Residential Single Family District to "MH" Manufactured Housing

**Property:** Lot 8, Block 1, NCB 15632

5411 Sherry Drive

**Proposal:** To permit a manufactured home

**Neighborhood:** Hidden Coves/ Indian Creek NA and Southwest Community Association

**Traffic Impact:** A traffic impact analysis is not required.

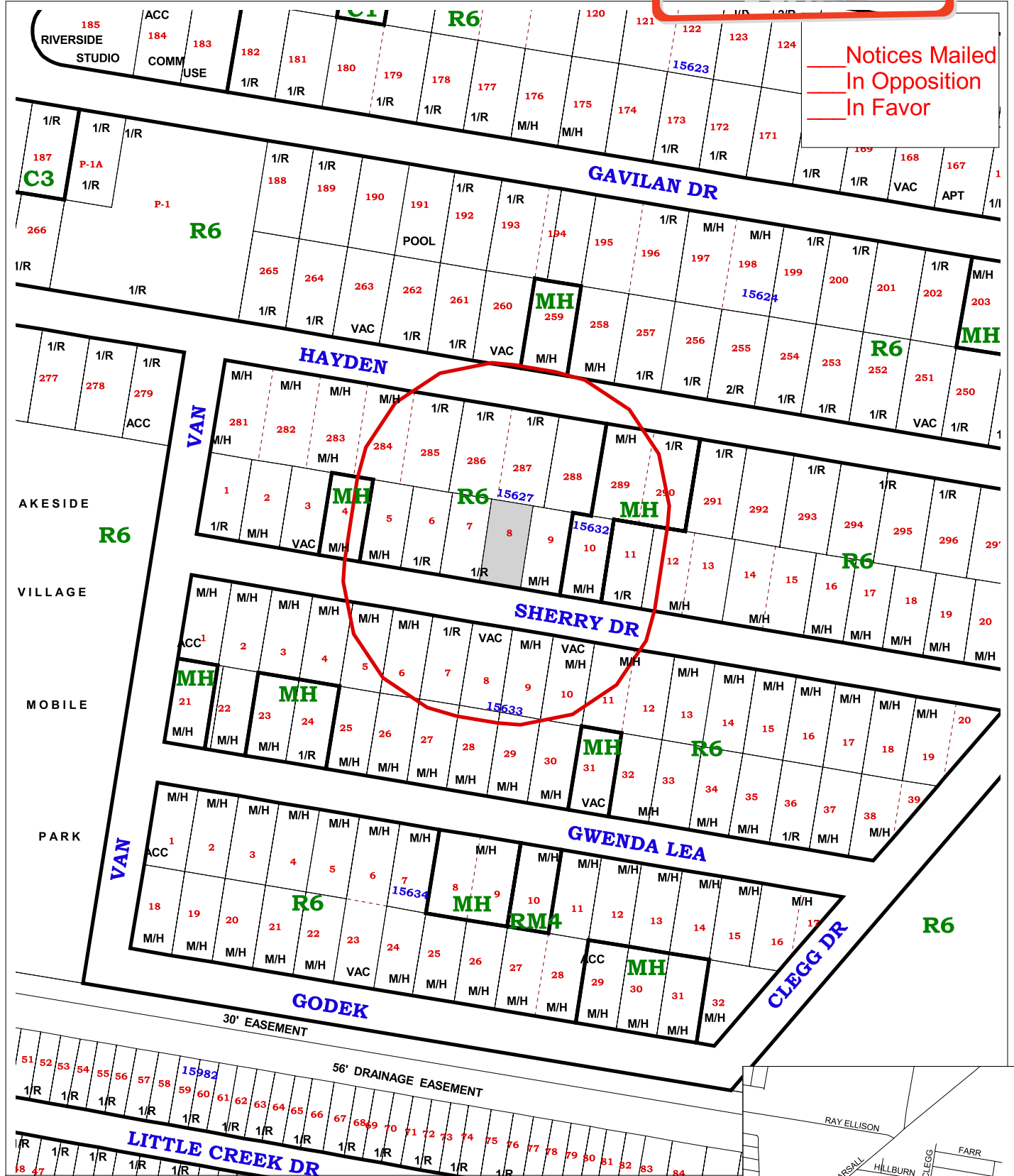
**Staff Recommendation:**

Approval. The subject property is in a subdivision with a mixture of manufactured homes and single family residences. The property is surrounded by manufactured homes. A manufactured home trend has been established for the area.

**FINAL**

**FINAL**

Notices Mailed  
In Opposition  
In Favor



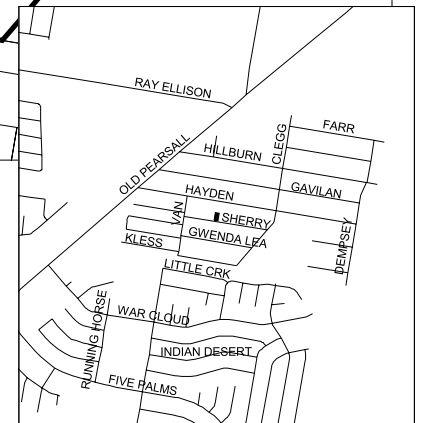
## ZONING CASE: Z2002-205

City Council District NO. 4  
Requested Zoning Change  
From: "R-6" To: "MH"  
Date: NOV. 5, 2002  
Scale: 1" = 200"

T- 19  
C-8  
p.648

Subject Property

200' Notification



# CASE NO Z2002206

**FINAL**

**Date:** November 05, 2002

**Council:** 3

**Ferguson:** 651 A7

**Case Manager:** Christie Chapman 207-8389

**Applicant:**

Andrew C. Guerrero

**Owner:**

Curtis C. Gunn, Inc.

**Zoning Request:** "C-3 NA" Commercial District, Nonalcoholic Sales to "C-3" Commercial

**Property:** Lots E through K and Lot 105 save & except the east 62 feet of south 115 feet

Out of NCB 11178

3550 Roosevelt Avenue and the 300 Block of East Harding Boulevard

**Proposal:** To develop the subject property with a Super Walmart Center.

**Neighborhood:** None

**Traffic Impact:** A traffic impact analysis is not required.\

**Staff Recommendation:**

Approval. The subject property consists of two areas of property. One subject area fronts Roosevelt Avenue and the other subject area fronts Harding Boulevard. The subject property is located on the same corner block located at the boundary of a residential neighborhood. The subject property is currently surrounded by "I-1" General Industrial, "C-3" Commercial, and "C-3 NA" Commercial, Nonalcoholic Sales zoning. The applicant's request to rezone is due to the fact that Super Walmart retail centers require "C-3" zoning to allow the sale of alcohol. C-3 zoning is appropriate at this location.

☐ Notices Mailed  
☐ In Opposition  
☐ In Favor



# CASE NO Z2002207

**Date:** November 05, 2002

**Council:** 5

**Ferguson:** 649 C4

**Case Manager:** Fred Kaiser 207-7942

**Applicant:**

Arturo Martinez

**Owner:**

Arturo Martinez

**Zoning Request:** "R-6" Residential Single Family District to "C-3 NA" Commercial District Nonalcoholic Sales.

**Property:** Lots 8 and 9, Block 28, NCB 8789

1302 Quintana Road

**Proposal:** To permit a used car lot

**Neighborhood:** Quintana Community Neighborhood Association

**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

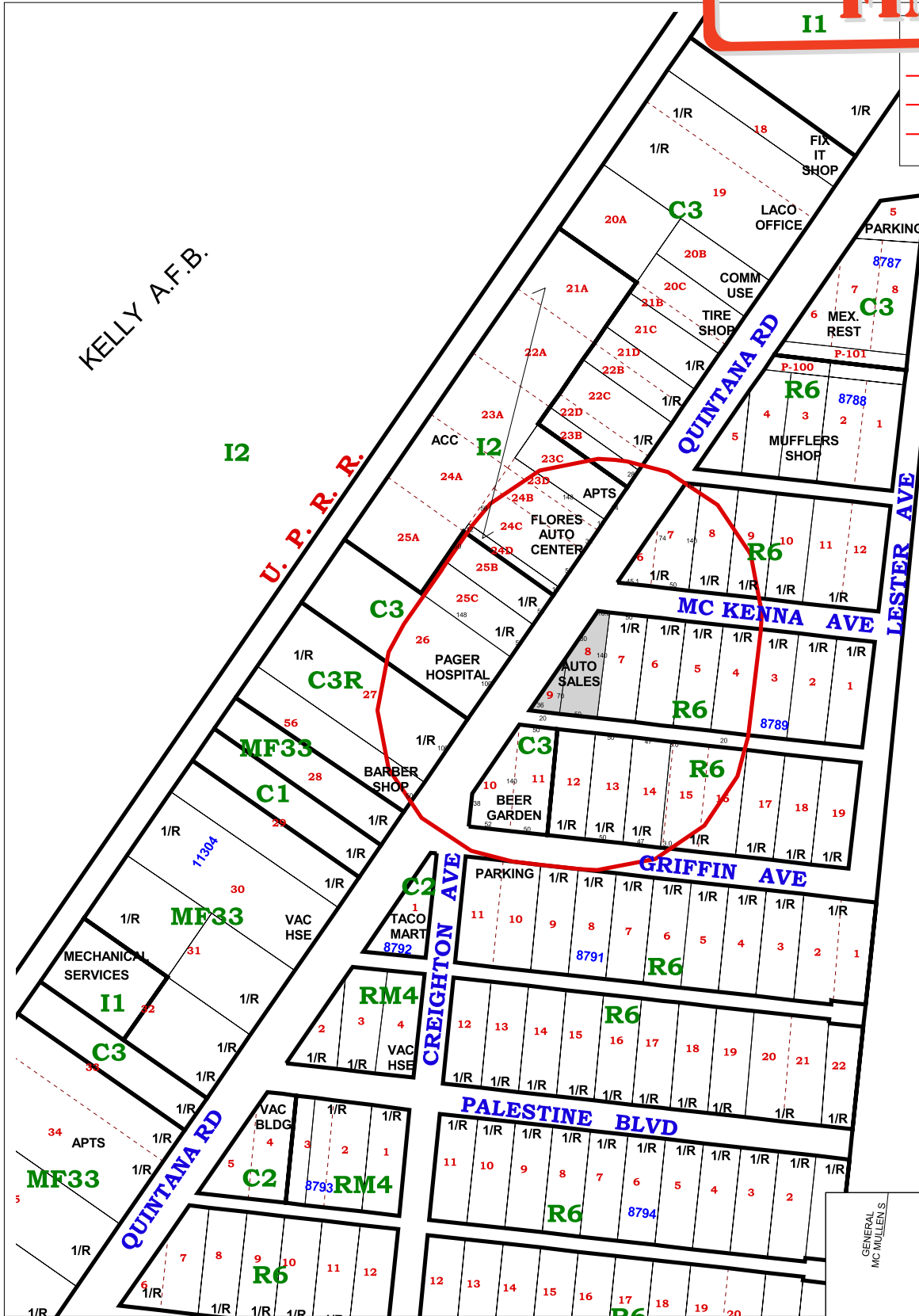
Denial. "C-3" zoning and uses should be located at the intersection of arterial streets and freeways or major arterial streets with major arterial streets. In addition to automobile sales, "C-3" zoning allows many uses that are not compatible with residential development. The requested automobile sales lot is adjacent to single-family residential development.

**FINAL**

# FINAL

I1

Notices Mailed  
In Opposition  
In Favor



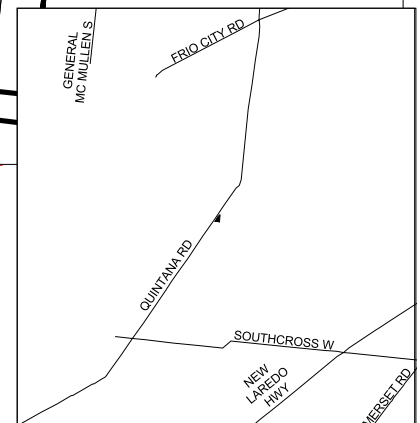
## ZONING CASE: Z2002-207

City Council District NO. 5  
Requested Zoning Change  
From: "R-6" to "C-3 NA"  
Date: NOV. 5, 2002  
Scale: 1" = 200"

Subject Property

200' Notification

T- 19  
C-4  
p.649



# CASE NO Z2002208

**FINAL**

**Date:** November 05, 2002

**Council:** 8

**Ferguson:** 547 A7

**Case Manager:** Richard Ramirez 207-5018

**Applicant:**

Chesley I. Swann

**Owner:**

Milestone Braun Willow L.L.C.

**Zoning Request:** "C-2" Commercial District to "R-6" Residential Single Family District on 2.15 acres out of NCB 19174.

**Property:** 8400 Block of Braun Path

**Proposal:** To obtain zoning consistent with single family residential use

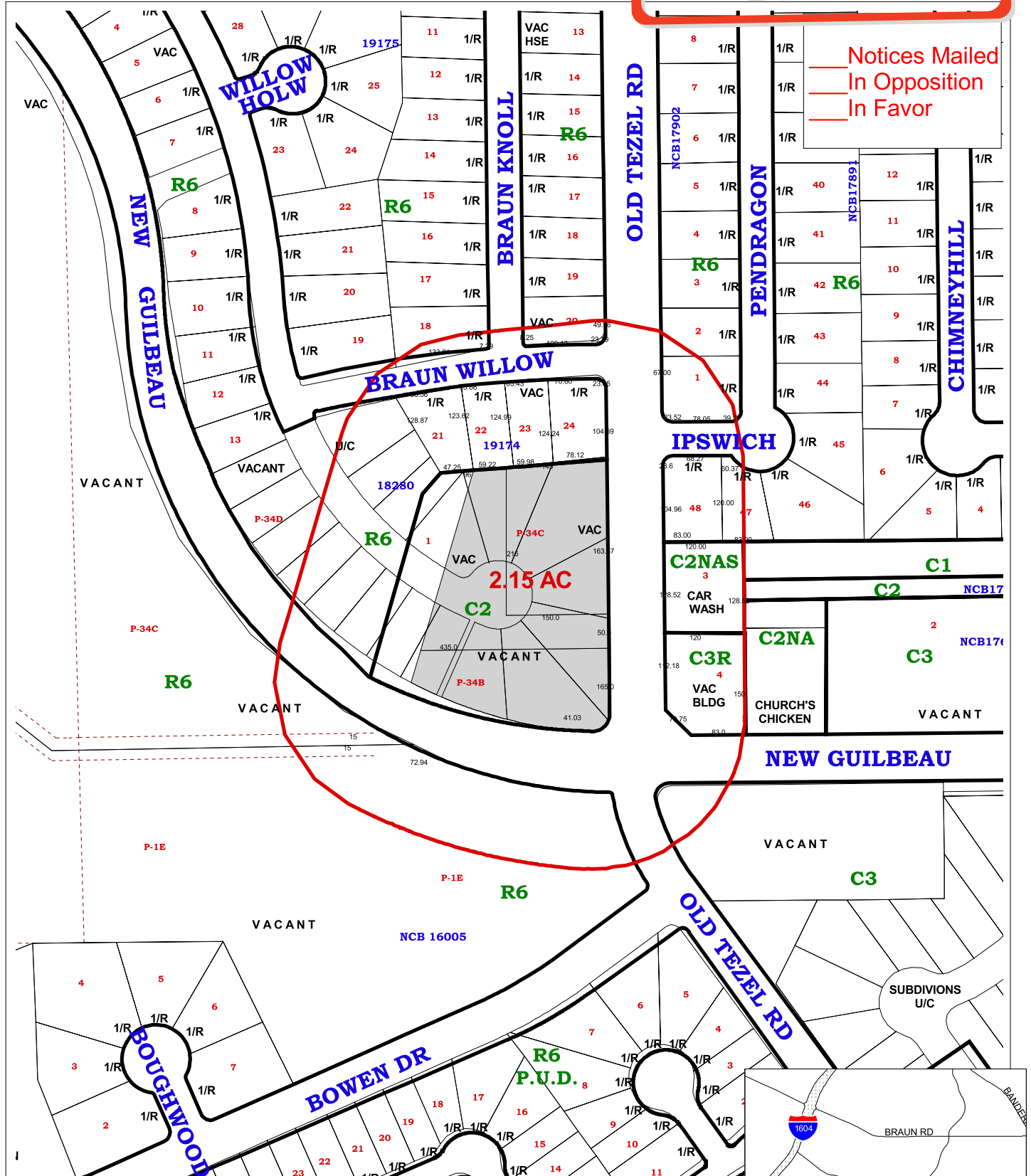
**Neighborhood:** Northwest Crossing, and Braun Station NA

**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The requested "R-6" from "C-2" is a down zoning and will be more compatible with the surrounding zoning. The Northwest Community Plan recommends this location for Residential Use. The subject property is vacant with new infrastructure. The property is surrounded by Residential zoning and uses.

**FINAL**



**ZONING CASE: Z2002-208**

City Council District NO. 8  
Requested Zoning Change  
From: "C-2" To: "R-6"  
Date: NOV. 5, 2002  
Scale: 1" = 200"

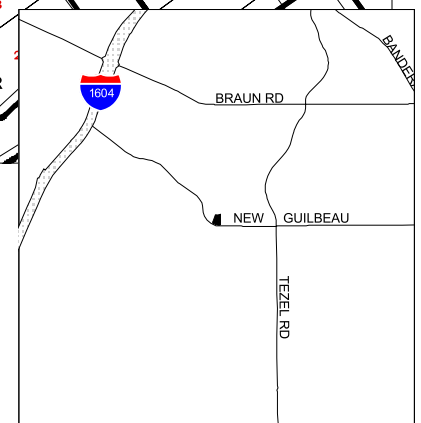
Subject Property

200' Notification

T- 16  
A-7  
p.547



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# CASE NO Z2002210

**FINAL**

**Date:** November 05, 2002

**Council:** 1

**Ferguson:** 616 F2

**Case Manager:** David Arciniega 207-5876

**Applicant:**

Robert A. Marotta, Sr.

**Owner:**

Robert A Marotta Sr.

**Zoning Request:** "C-3 NA" Commercial Non-Alcoholic Sales District to "C-2" Commercial District.

**Property:** The east irregular 229.7 feet of Lot A-1, Block 3, NCB 3029  
2106 North St. Mary's Street

**Proposal:** To permit a restaurant serving alcoholic beverages

**Neighborhood:** Tobin Hill NA - Tobin Hill Residents Assoc. - Alta Vista NA

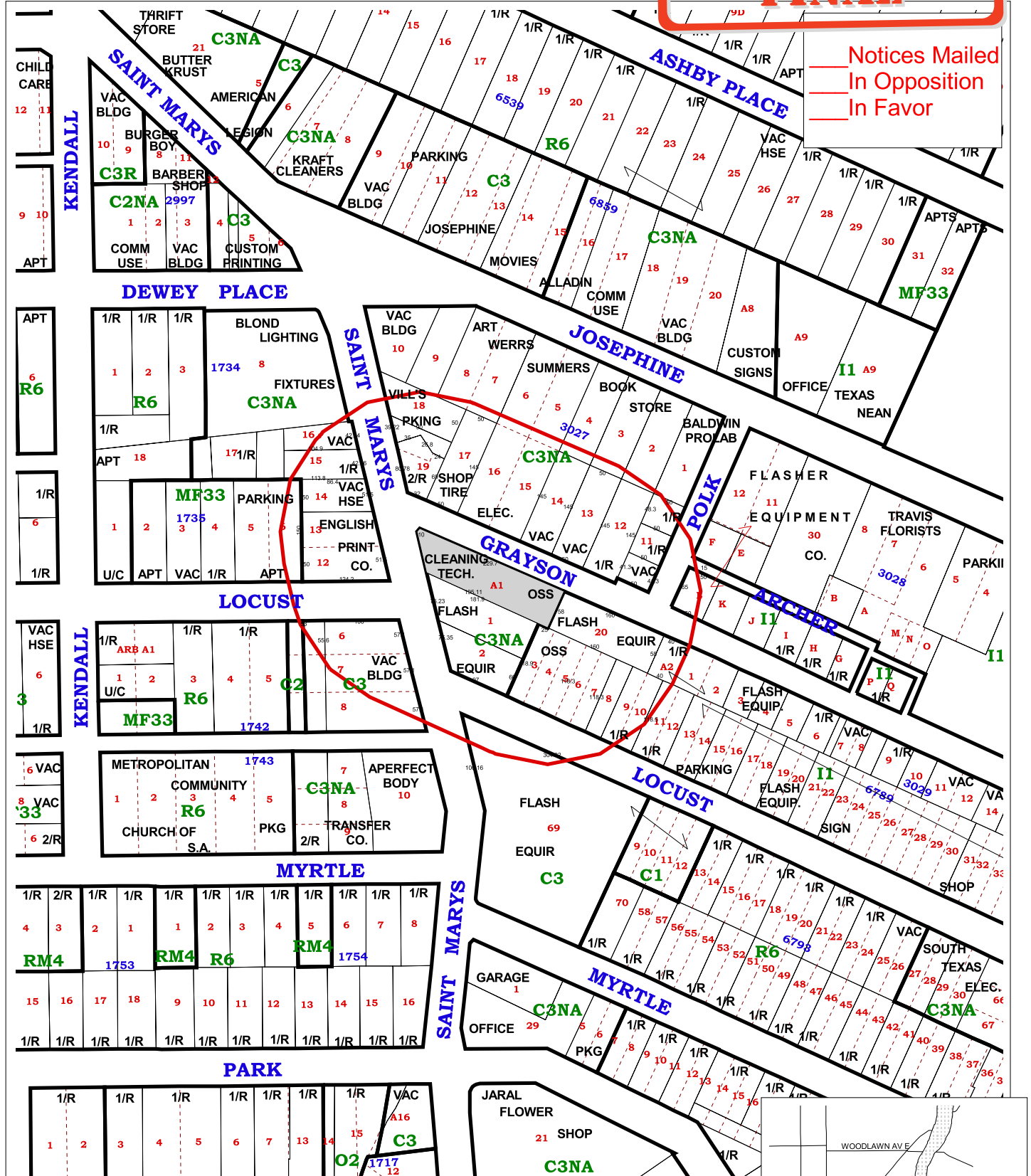
**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The Tobin Hill Neighborhood Plan recommends the location for Commercial Use. The subject property is a vacant structure and fronts on St. Mary's Street, furthermore, the property is surrounded by "C-3", "C-3 NA" and "I-1" zoning.

**FINAL**

Notices Mailed  
In Opposition  
In Favor



## ZONING CASE: Z2002-210

City Council District NO. 1  
Requested Zoning Change  
From: "C-3NA" To: "C-3"  
Date: NOV. 5, 2002  
Scale: 1" = 200'

Subject Property  
200' Notification

T-17  
F-2  
p.616



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# CASE NO Z2002211

**FINAL**

**Date:** November 05, 2002

**Council:** 1

**Ferguson:** 582 A3

**Case Manager:** David Arciniega 207-5876

**Applicant:**

Xenia Aguilar

**Owner:**

Xenia Aguilar

**Zoning Request:** "C-3 NA" Commercial Non-Alcoholic Sales District to "C-2" Commercial District.

**Property:** Lot 3, NCB 11691

3454 West Avenue

**Proposal:** To permit a restaurant serving alcoholic beverages

**Neighborhood:** North Central NA

**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The subject property is currently zoned for commercial use and fronts along West Avenue, a secondary arterial on the Major Thoroughfare Plan. The subject property has existing commercial zoning to the west, a church to the north and abutts City Public Service property to the east and south.

☐ Notices Mailed  
☐ In Opposition  
☐ In Favor



# CASE NO Z2002212

**FINAL**

**Date:** November 05, 2002

**Council:** 5

**Ferguson:** 649 F5

**Case Manager:** Fred Kaiser 207-7942

**Applicant:**

Alfred Castellano

**Owner:**

Alfred Castellano

**Zoning Request:** "R-6" Residential Single Family District to "C-3" Commercial District.

**Property:** Lot 3, Block 1, NCB 8973

1542 W. Harlan Avenue

**Proposal:** To permit expansion of existing business on the adjoining lot

**Neighborhood:** Quintana Community Neighborhood Association

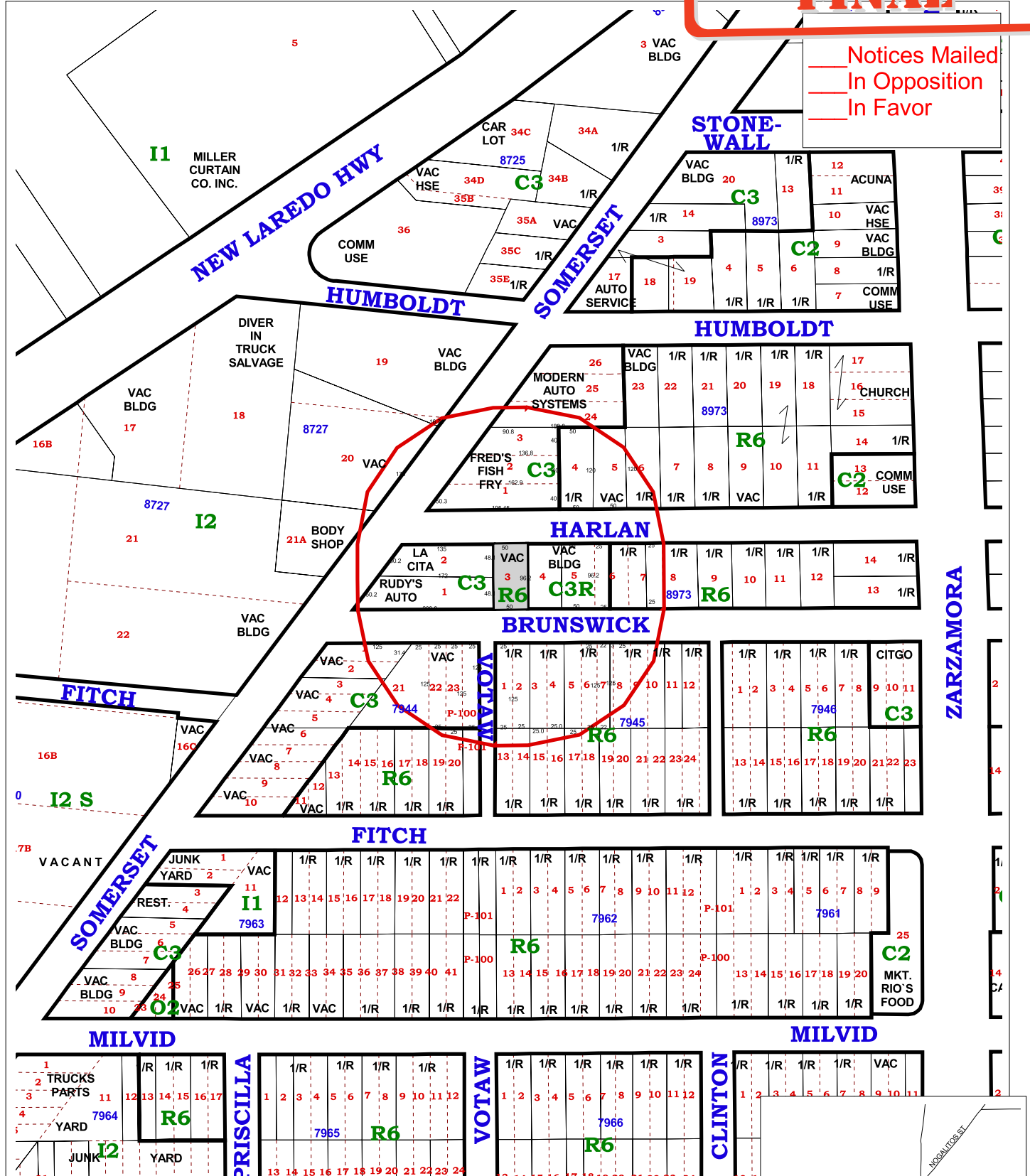
**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial as requested and Approval of "C-3 R". The subject property has existing "C-3" zoning to the north, east and west. It is very unlikely that a single family residence will be constructed on the subject property. La Cita to the west is an existing bar.

# FINAL

Notices Mailed  
In Opposition  
In Favor



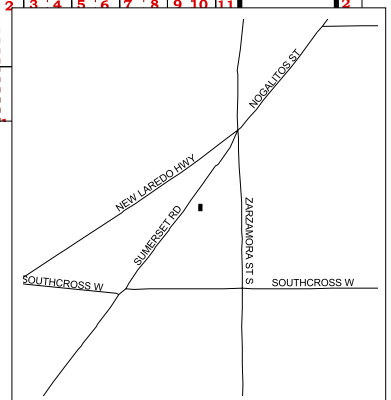
## ZONING CASE: Z2002-212

City Council District NO. 5  
Requested Zoning Change  
From: "R-6" to "C-3"  
Date: NOV. 5, 2002  
Scale: 1" = 200"

Subject Property  
200' Notification

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T-19  
F-5  
p.649



# CASE NO Z2002213

**Date:** November 05, 2002

**FINAL**

**Council:** 6

**Ferguson:** 615 C6

**Case Manager:** Fred Kaiser 207-7942

**Applicant:**

Mike Hashim

**Owner:**

Norina Properties Inc.

**Zoning Request:** "RM-4" Residential Mixed District to "C-3" Commercial District.

**Property:** West 91.43 feet of lots 175, 176 and 177 and the south 15 feet of the west

91.43 feet of Lot 174, Block 3, NCB 8124

946 and 950 S San Augustin

**Proposal:** To permit commercial uses

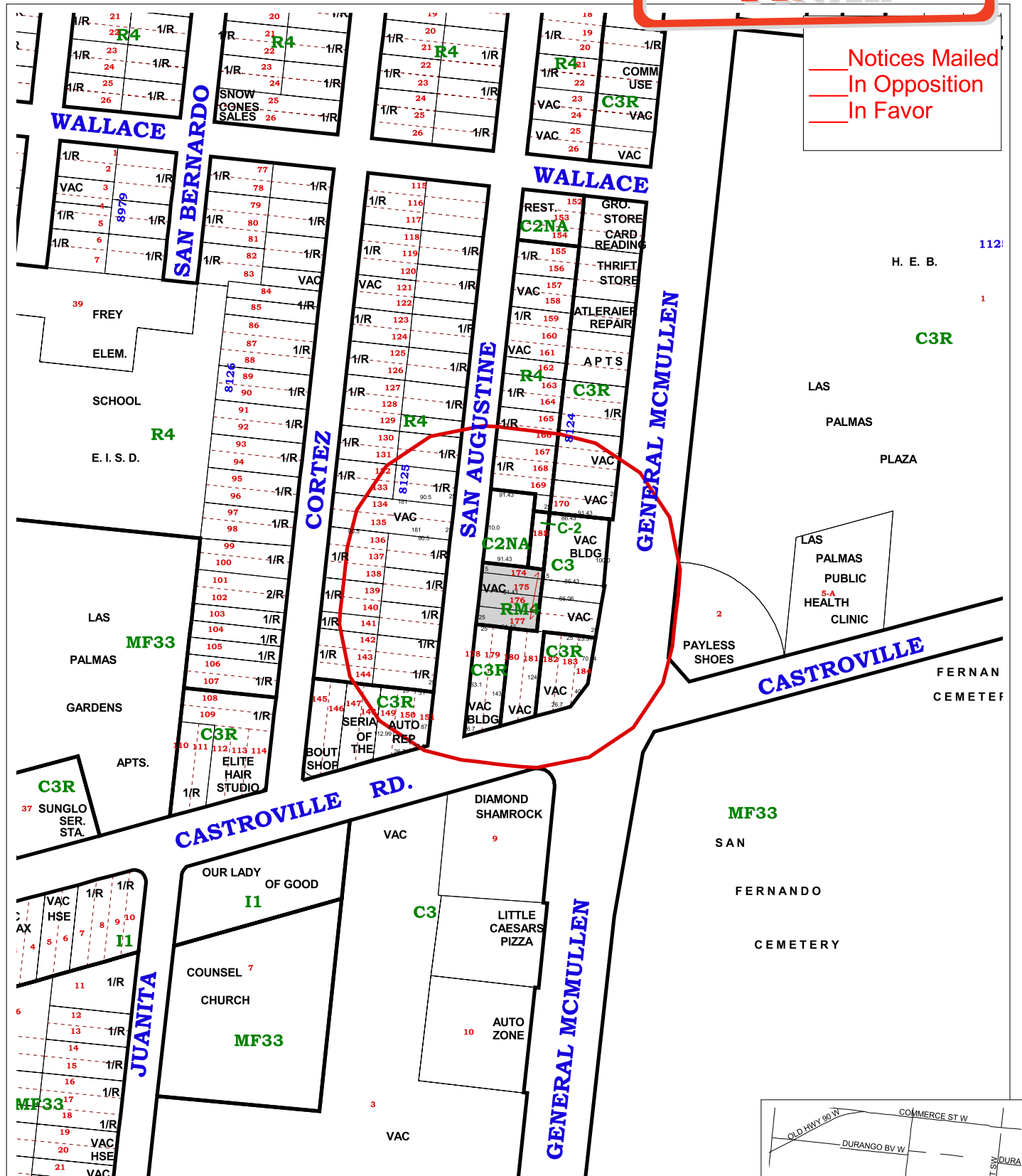
**Neighborhood:** None

**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial as requested and Approval of "C2-NA". The subject property has existing "C-3" zoning to the south and east. The subject property has existing "C-2NA" zoning to the north. The subject property fronts single family residences.

**FINAL**



Notices Mailed  
In Opposition  
In Favor

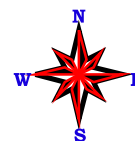
## ZONING CASE: Z2002-213

City Council District NO. 6  
Requested Zoning Change  
From: "RM-4" To: "C-3"  
Date: NOV. 5, 2002  
Scale: 1" = 200'

Subject Property

200' Notification

T-20  
C-6  
p.615



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# CASE NO Z2002214

**FINAL**

**Date:** November 05, 2002

**Council:** 5

**Ferguson:** 616 C4

**Case Manager:** Brandon Ross 207-7442, John Jacks 207-7206

**Applicant:**

City of San Antonio

**Owner:**

Multiple property owners

**Zoning Request:** "MF-33" Multi-Family District, "C-2" Commercial District, "I-1" General Industrial District, "I-2" Heavy Industrial District to "R-4" Residential Single Family District, as per exhibit map.

**Property:** An area generally bounded by N. Brazos to the west, W. Poplar to the north, N. San Marcos to the east, & W. Durango to the south.

**Proposal:** Current zoning allows for uses that are incompatible with the existing residential neighborhood.

**Neighborhood:** Prospect Hill Neighborhood Association, Avenida Guadalupe Neighborhood Association, Downtown Neighborhood Plan

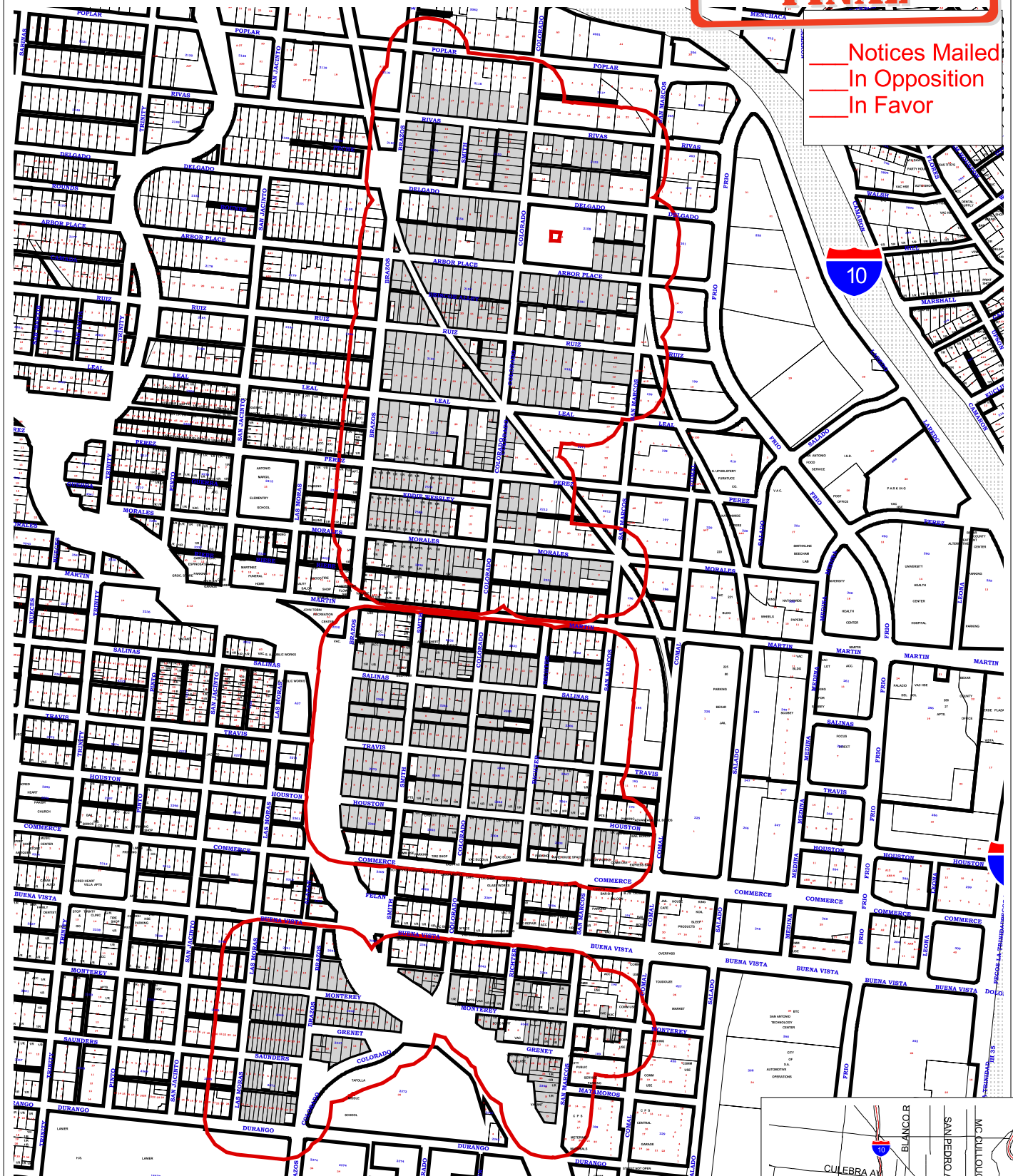
**Traffic Impact:**

**Staff Recommendation:**

Approval. "R-4" Residential Single-Family District is compatible with the existing residential uses, which make up the vast majority of the area proposed for rezoning. The proposed rezoning will provide for the protection of existing residences from potential problems associated with the development of incompatible multi-family, commercial, and industrial land uses.

**FINAL**

Notices Mailed  
In Opposition  
In Favor



## ZONING CASE: **Z2002-214**

City Council District NO. 1  
Requested Zoning Change  
From: "MF-33", "I-1", "I-2", To: "R-4"  
Date: NOV. 5, 2002  
Scale: 1" = 1000"

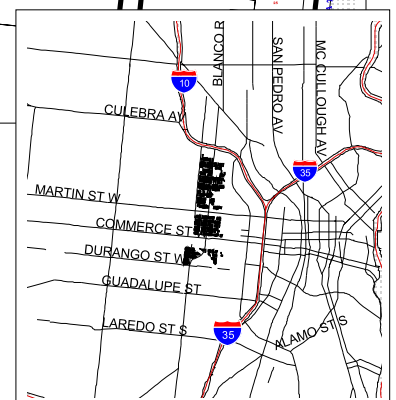
 Subject Property

 200' Notification

T-20  
B-4  
p.616



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# CASE NO Z2002215

**FINAL**

**Date:** November 05, 2002

**Council:** 2

**Ferguson:** 617 B6

**Case Manager:** Richard Ramirez 207-5018

**Applicant:**

Ethel V. Duncan

**Owner:**

Ethel V. Duncan

**Zoning Request:** "C-2" Commercial District to "R-4" Residential Single Family District.

**Property:** East 31 ft of Lot 4, Block 7, NCB 603

212 Idaho Street

**Proposal:** To permit a single family residence

**Neighborhood:** Historic Gardens NA

**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The subject property is an existing residential home. The subject property is surrounded by residential uses and homes. The Downtown Neighborhood Plan encourages residential homes in this area. The request is appropriate and compatible with the surrounding area.

# FINAL

S.A. 7A 11		CART 1	
COMMISSION INC. 12		<input type="checkbox"/> Notices Mailed <input type="checkbox"/> In Opposition <input type="checkbox"/> In Favor	
<b>RM4 H.S.</b> 13 14 15		<b>H.S.</b> 16 17 18	
VAC	1/R	1/R	1/R

PASO HONDO ST											
VAC BLDG 21		C3 H.S. 22		A28 23		591 24		25		26	
VAC BLDG		VAC BLDG		A27		TIRE SHOP		FIRE STA. NO. 3		JEWELRY SHOP & LOAN CO.	

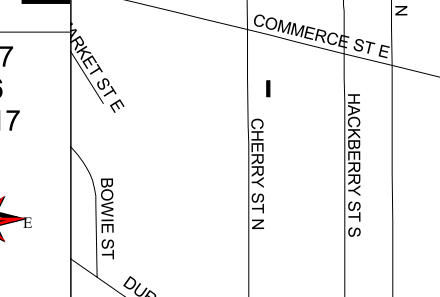
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MONTANA ST											
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VAC		1/R		1/R		1/R		1/R		1/R	

KANSAS ST											
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VAC		1/R		1/R		1/R		1/R		VAC BLDG	



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SHADRACH ST											
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IDAHO ST											
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MONTANA ST											
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CHERRY ST S											
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VAC		1/R		1/R		1/R		1/R		1/R	

WYOMING ST											
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VAC		1/R		1/R		1/R		1/R		1/R	

S. P. R.R.											
THE RK GROUP		22		D		602		CITY OF SAN ANTONIO		24	

MONTANA ST											
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## ZONING CASE: Z2002-215

City Council District NO. 2  
 Requested Zoning Change  
 From: "C-2" To: "R-4"  
 Date: NOV. 5, 2002  
 Scale: 1" = 200"



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 A-6  
 p. 617



# CASE NO Z2002217

**Date:** November 05, 2002

**Council:** 2

**Ferguson:** 618 D2

**Case Manager:** David Arciniega 207-5876

**FINAL**

**Applicant:**

Kaufman & Associates, Inc.

**Owner:**

SSI Investments, Ltd.

**Zoning Request:** "R-4" Residential Single Family District to "C-3" Commercial District on the West 150 feet of Lot 11, NCB 10594 and From "R-4" Residential Single Family District "C-3 S NA" Commercial Non Alcoholic Sales District with a specific Use Authorization for a Recreational Vehicle Park on the East 364.8 feet of Lot 10 and the East 291.92 feet of Lot 11

**Property:** 1.997 acre tract of land out of NCB 10594

570 North WW White Road.

**Proposal:** To allow for the use of an ice house and a recreational vehicle park

**Neighborhood:** None

**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The subject property is an existing recreational vehicle park that fronts on North W. W. White Road, a primary arterial on the Major Thoroughfare Plan. The subject property has existing industrial zoning to the west, north and south and "R-4" zoning to the east. The proposal is appropriate at this location and will not adversely affect the surrounding area.

\_\_\_\_\_ Notices Mailed  
 \_\_\_\_\_ In Opposition  
 \_\_\_\_\_ In Favor



# CASE NO Z2002218

**Date:** November 05, 2002

**Council:** 3

**Ferguson:** 651 F6

**FINAL**

**Case Manager:** Richard Ramirez 207-5018

**Applicant:**

Kaufman & Associates, Inc.

**Owner:**

Dufner, Romie M II & Patricia A

**Zoning Request:** "O-2" Office District to "C-2 NA C" Commercial District, Nonalcoholic Sales with a Conditional Use for automobile sales lot.

**Property:** Lot 16, Block 19, NCB 12047

1907 Goliad Road

**Proposal:** To allow for the use of a car sales lot and a finance company.

**Neighborhood:** Highland Hills Neighborhood Association

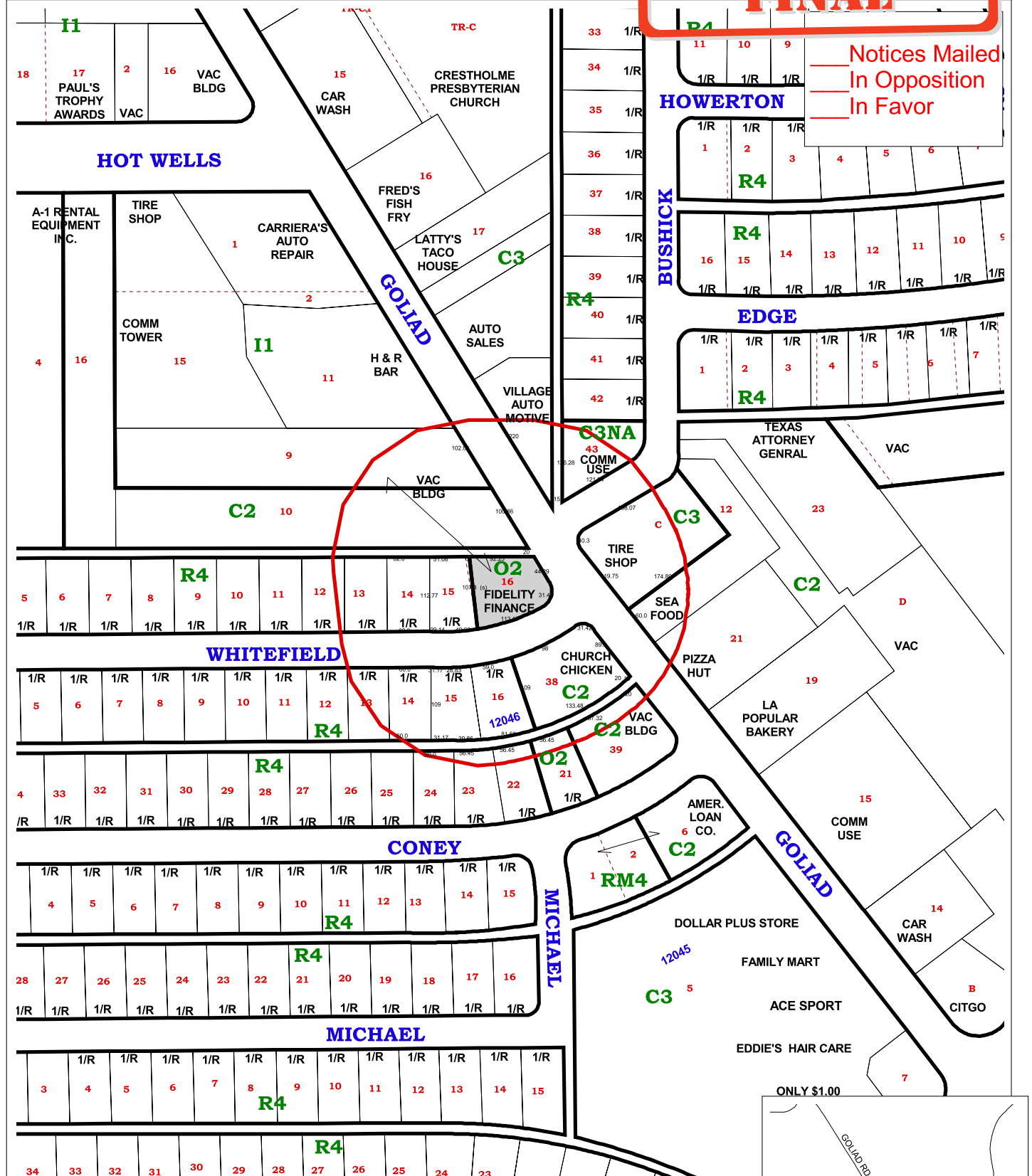
**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The Highlands Community Plan recommends Community Commercial at this location. "C-2" zoning is compatible with the plan. However, staff does not recommend the proposed "C-3" use at this location. "C-3" uses are not recommended at the entrances to residential subdivisions. The property is immediately adjacent to a single-family property.



**FINAL**





# CASE NO Z2002219

**FINAL**

**Date:** November 05, 2002

**Council:** 3

**Ferguson:** 683 B7

**Case Manager:** Richard Ramirez 207-5018

**Applicant:**

Tomas & Amalia Guerrero

**Owner:**

Tomas Guerrero, Amalia Guerrero

**Zoning Request:** "C-2" Commercial District to "MH" Manufactured Housing District.

**Property:** Lot 1B and 1C NCB 15666

12132 Highway 281 South

**Proposal:** To permit Manufactured Homes

**Neighborhood:** None

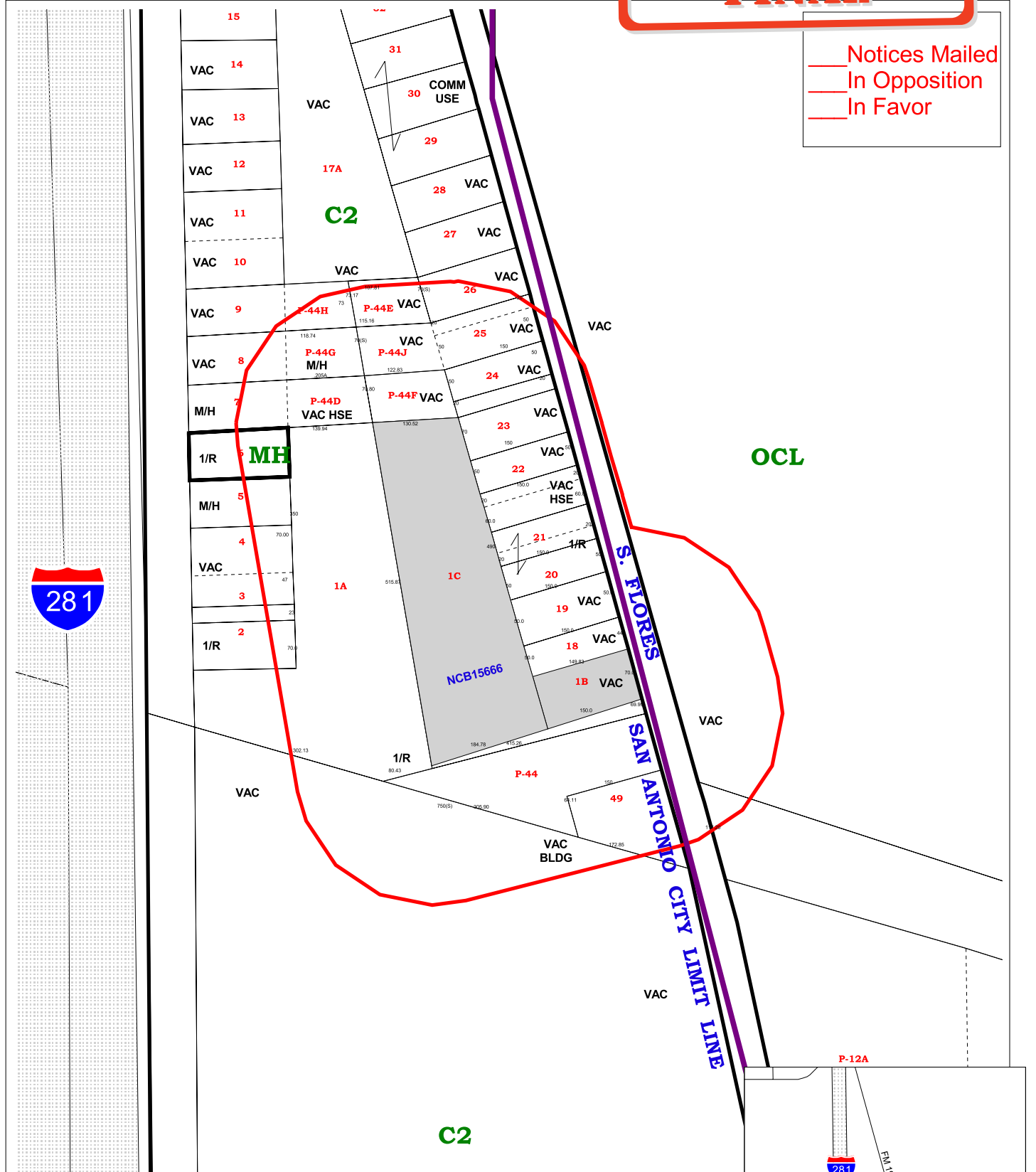
**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The "MH" for a manufactured home park (4 manufactured homes) request is a substantial down zoning from the existing "C-2" zoning. The subject property is currently a vacant tract of land. The subject property has existing manufactured housing to the north and the west. A manufactured home trend has been established for the area. The "MH" Manufactured Housing District would be consistent and compatible with surrounding land uses.

**FINAL**

\_\_\_ Notices Mailed  
\_\_\_ In Opposition  
\_\_\_ In Favor



## ZONING CASE: **Z2002-219**

City Council District No. 3  
Requested Zoning Change  
From: "C-2" To: "MH"  
Date: November 5, 2002  
Scale: 1" = 200'

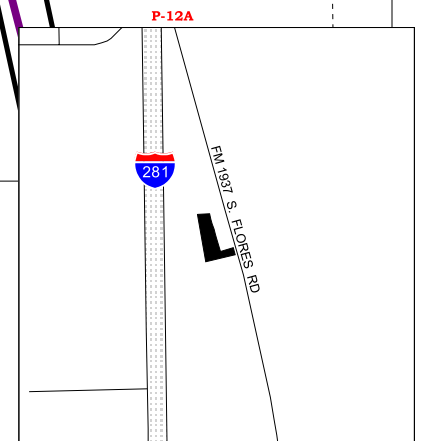
 Subject Property

 200' Notification

T- 13  
B-7  
p. 683



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# CASE NO Z2002220

**Date:** November 05, 2002

**Council:** 10

**Ferguson:** 518 E7

**Case Manager:** David Arciniega 207-5876

**Applicant:**

Lienchau T. Tran

**Owner:**

Erna A. & Lou Epstein and Steven J. Adler ETAL

**Zoning Request:** "R-6" Residential Single Family District to "RM-5" Residential Mix District.

**Property:** 1.8799 acres out of Lots 13 and 14, Block E, NCB 15708

14315 Viewcrest Road.

**Proposal:** To construct duplex housing

**Neighborhood:** None

**Traffic Impact:** A traffic impact analysis is not required.

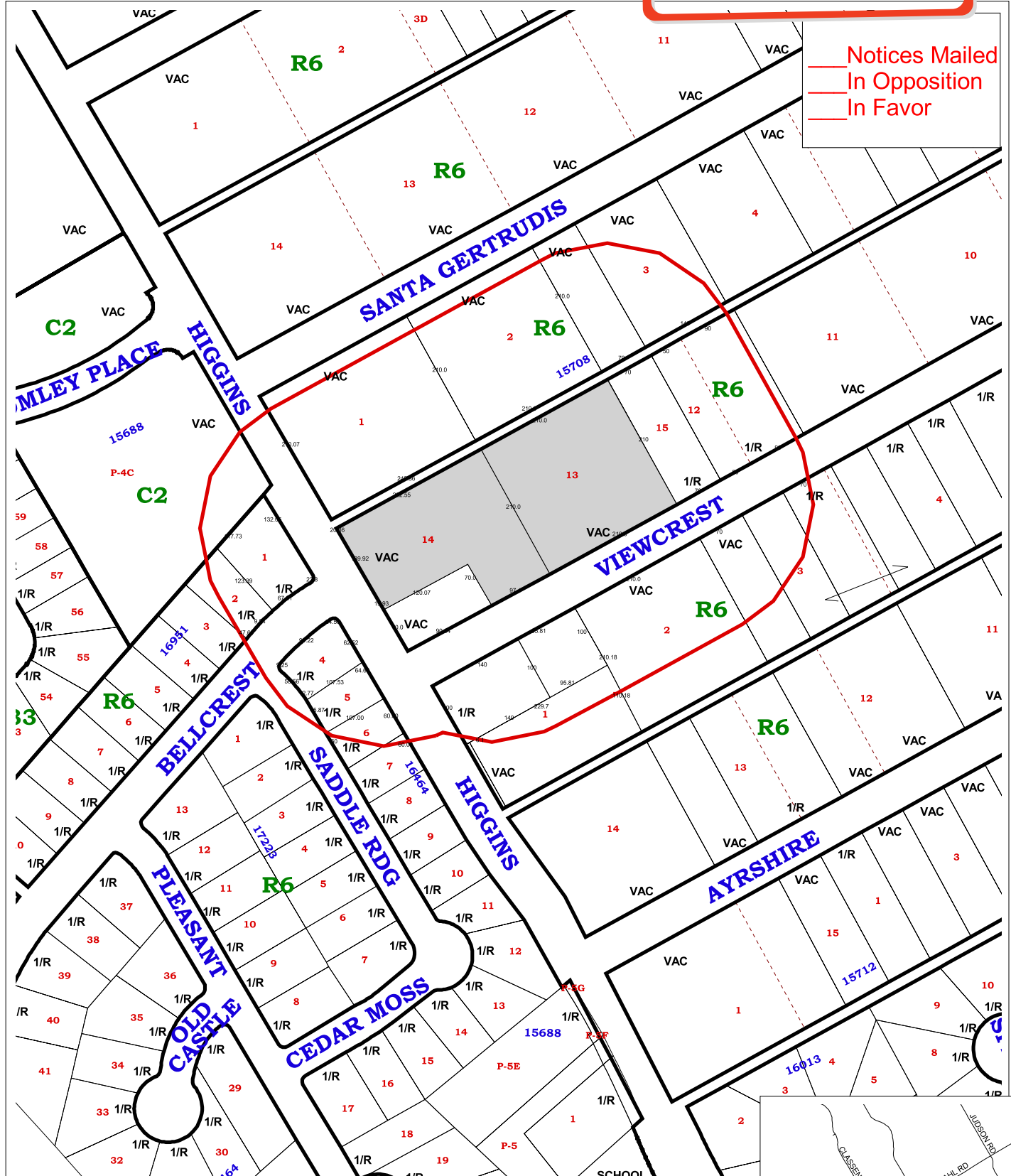
**Staff Recommendation:**

Approval. The subject property is vacant and currently zoned "R-6" Residential Single Family District. The subject property is surrounded by "R-6" zoning. The proposal is appropriate and compatible with the surrounding area. Furthermore, staff encourages residential development.

**FINAL**

**FINAL**

Notices Mailed  
In Opposition  
In Favor



## ZONING CASE: **Z2002-220**

City Council District NO. 10  
Requested Zoning Change  
From: "R-6" To: "RM-5"  
Date: NOV. 5, 2002  
Scale: 1" = 200"

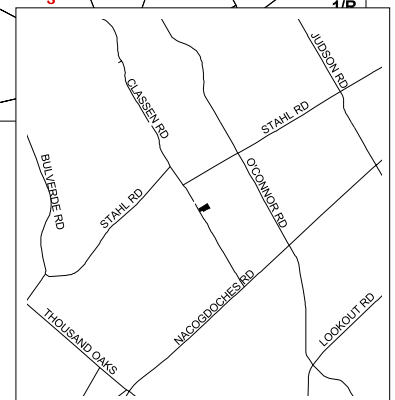
Subject Property

200' Notification

T-10  
E-7  
p.518



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# CASE NO Z2002221

**FINAL**

**Date:** November 05, 2002

**Council:** 2

**Ferguson:** 618 A7

**Case Manager:** Richard Ramirez 207-5018

**Applicant:**

David L. Hamilton & Charles E. Odom

**Owner:**

David L. Hamilton and Charles E. Odom

**Zoning Request:** "R-4" Residential Single Family District to "C-3" Commercial District.

**Property:** Lot 28 and 29, BLK 4, NCB 10263

375 and 379 Morningview Drive

**Proposal:** To permit a used car lot

**Neighborhood:** Wheatley Heights Neighborhood Association

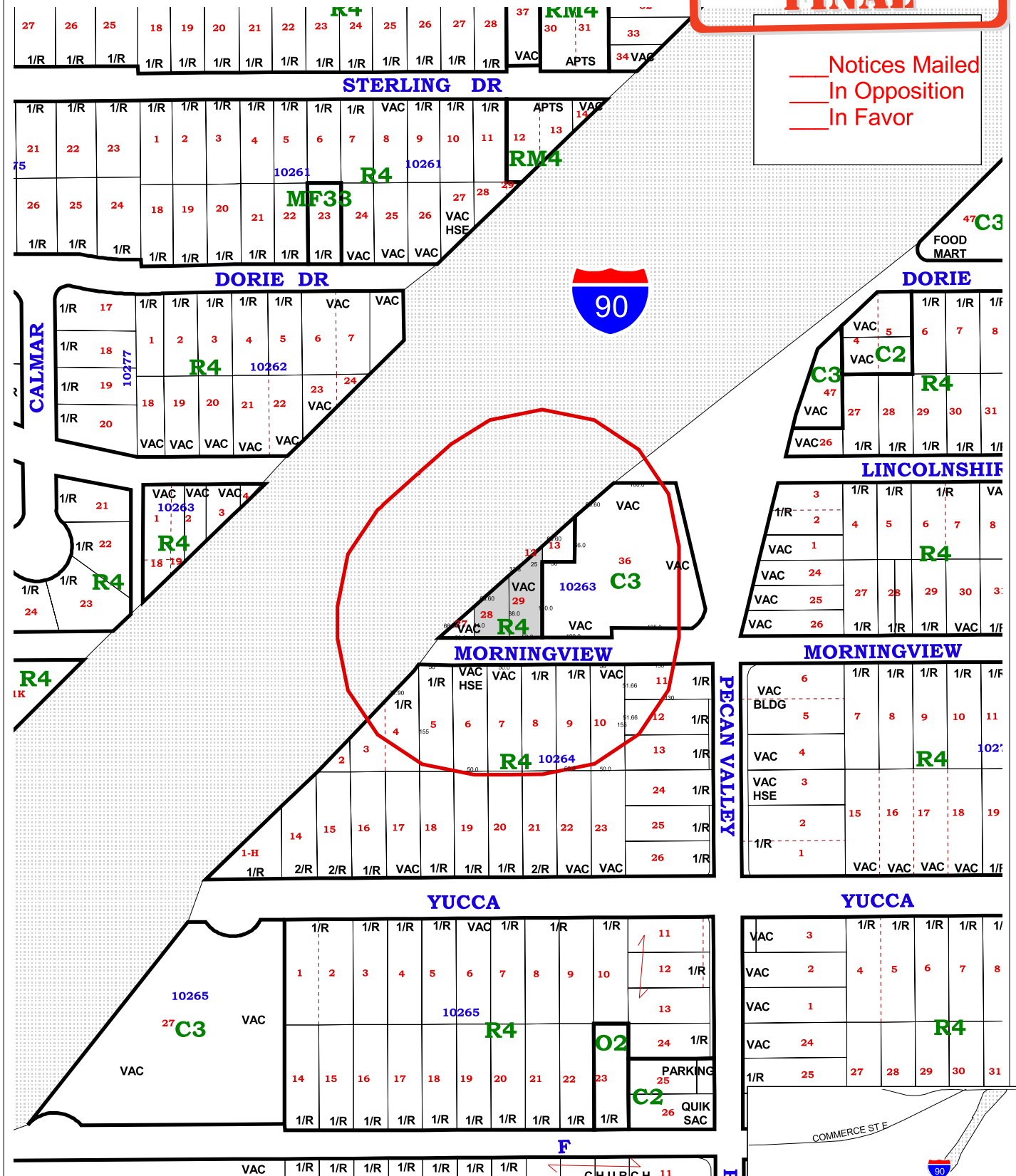
**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Denial. The subject property is vacant, located at the end of a dead end residential street and has existing single-family homes to the south. Staff discourages encroaching of "C-3" zoning and uses into a developed single-family neighborhood. "C-3" zoning is encouraged at the intersection of major thoroughfares. The subject property has no frontage road access and the only access to the property is from Morningview.

**FINAL**

\_\_\_ Notices Mailed  
\_\_\_ In Opposition  
\_\_\_ In Favor



## ZONING CASE: Z2002-221

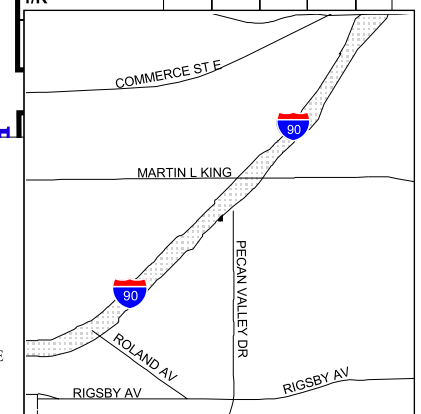
City Council District NO. 2  
Requested Zoning Change  
From: "R-4" To: "C-3"  
Date: NOV. 5, 2002  
Scale: 1" = 200"

Subject Property

200' Notification

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A-7  
p.618

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# CASE NO Z2002222

**FINAL**

**Date:** November 05, 2002

**Council:** 6

**Ferguson:** 613 B5

**Case Manager:** Fred Kaiser 207-7942

**Applicant:**

Earl & Brown, P.C.

**Owner:**

Dittmar Family Partnership, Ltd.; Attn: Joseph E. Dittmar

**Zoning Request:** "C-3" Commercial District and "C-3R" Commercial District Restrictive Alcoholic Sales to "RM-4" Residential Mixed District.

**Property:** Parcels P-7 and P-10, NCB 17872

The 1300 Block of Horal Drive

The Southeast corner of Cable Ranch Road and Waters Edge Drive.

**Proposal:** To develop site as a single-family residential subdivision.

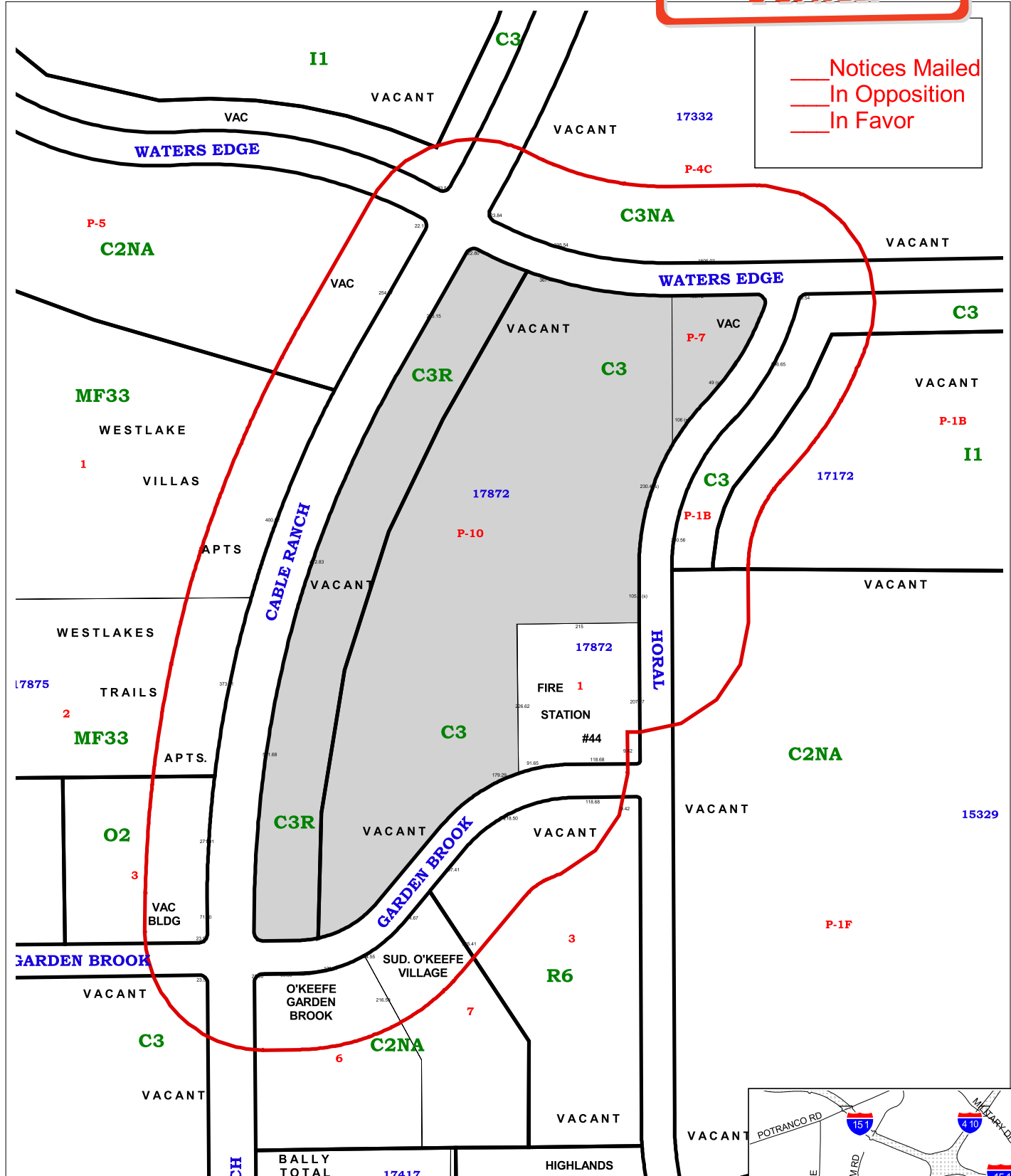
**Neighborhood:** None

**Traffic Impact:** A traffic impact analysis is not required.

**Staff Recommendation:**

Approval. The requested zoning is a downzoning from the existing "C-3" and "C-3 R". There are existing apartments to the west of the subject property. There is convenient shopping supporting the requested residential development. There is an existing fire station at the intersection of Horal and Garden Brook.

**FINAL**



## ZONING CASE: Z2002-222

City Council District NO. 6  
Requested Zoning Change  
From: "C-3,C-3R" To: "RM-4"  
Date: NOV. 5, 2002  
Scale: 1" = 200"

Subject Property

200' Notification

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T-15  
B-5  
p.613

